



2021 Division Road North
Kingsville, ON N9Y 2Y9
Phone: (519) 733-2305
Email: requests@kingsville.ca
www.kingsville.ca

Notice of Public Meeting: Committee of Adjustment & Appeals

A change is proposed for

1647 & 1649 Road 2 East

Application: B-2026-13
Applicants: Cody & Paige Kraus
Zoning Designation: Residential Zone 2 Rural/Urban (R2.2)
Official Plan Designation: Hamlet

The Purpose of the Meeting is to review an application for a lot addition between 1647 & 1649 Road 2 East

The Proposal is to sever and convey approximately 1,021 m² (0.25 ac) from 1647 Road 2 East to be added to 1649 Road 2 East

The Effect of the proposed consent will be an adjustment of the existing lot boundaries with Part 1 as shown on the survey being added to 1649 Road 2 East from 1647 Road 2 East. No new lots are being created

If you would like to know more about this application or to tell us what you think, you may attend the Public Meeting of the Committee of Adjustment & Appeals

When: November 10, 2026 - 6:00 p.m.

Where: In-person by attending the public meeting at
Unico Hall Community Centre, 37 Beech Street, Kingsville, ON N9Y 1A9
OR

You may request to participate virtually via Zoom

To request a Zoom link, please email clerks@kingsville.ca

OR

If you simply wish to watch the meeting, visit www.kingsville.ca and click the yellow "Watch Livestream" button in the top right corner of your screen. Please note that the Livestream button does not allow for electronic participation.



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Your comments on these matters are important. The Committee and Administration encourage your input on this application.

Comments may be submitted until 4:00 p.m. on November 10, 2026 by email planning@kingsville.ca, or by regular mail or hand delivery to:

**Town of Kingsville, Planning & Development
2021 Division Road North
Kingsville, ON N9Y 2Y9**

Comments and opinions submitted on these matters, including your name and address, may form part of the public record, be viewed by the general public, and be published in a Planning report, the Committee agenda, and minutes of the meeting.

If you wish to be notified of the decision in respect of the proposed Consent, you must make a written request by email planning@kingsville.ca, or mail to the attention of:

**Town of Kingsville, Planning & Development
2021 Division Road North
Kingsville, ON N9Y 2Y9**

As of November 28, 2022, The Province of Ontario's Bill 23, the *More Homes Built Faster Act*, limits those who are allowed to appeal a decision made by the Committee of Adjustment & Appeals ("COAA"). With this Provincial change, only the applicant, the Minister of Municipal Affairs and Housing, or "specified person" or "public body", as specified under section 1(1) of the *Planning Act*, may appeal a decision of the COAA. **Individuals are no longer permitted to do so.** If a person or public body would otherwise have an ability to appeal the decision of the COAA for the Town of Kingsville to the Ontario Land Tribunal ("OLT"), but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Kingsville before it gives or refuses to give provisional consent, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk before a decision is made, the person or public body is not entitled to appeal the decision of COAA to the OLT. The person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the OLT, there are reasonable grounds to do so.

Notwithstanding the above, Subsections 45(12) of the *Planning Act* define the parties that are eligible to appeal the decision to the OLT.

For more information about this matter contact The Town of Kingsville, Planning & Development at planning@kingsville.ca, 519-733-2305 ext. 244, or visit www.kingsville.ca

Dated this 26th day of October, 2026

Location Map



Draft Survey

